DESIGN & HERITAGE STATEMENT for Extension and Alteration Works at – The Croft, Church Lane, Kirk Langley DE6 4NG

March 2026

Introduction

The purpose of this Design & Heritage Statement is to provide appropriate information in support of the application submitted by Mr T Bouwer. This seeks consent to construct an extension at the side of the property.

1. Assessment

1.1 PHYSICAL

The application site lies in the village of Kirk Langley within the designated conversation part of the village. It is nearby to the town of Ashbourne, and the city of Derby is a short drive away.

The site is occupied with a family detached type property gardens with parking.
The property has been extended previously on the ground floor on the opposite side of the property.

Both of the adjacent properties which the application property sits within the middle of, have had substantial two storey extensions in recent years.

1.2 PROPOSALS

It is proposed to construct a two-storey side extension to the side of the existing property which predominantly sits over an area of the single store area of the property.

The proposed extension would allow some remodelling of the first-floor accommodation to create a dressing room for the main front bedroom which would lead to an ensuite within the extension, two further bedrooms would be formed within the extension at the first floor, with one of them replacing the existing front bedroom which is now a dressing room.

The proposals will also provide a covered area in front of the existing porch on the ground floor.

2. Involvement

It is deemed that the proposals should be accepted by the Local Authority subject to the necessary support information.

3. Design

3.1 USE, LAYOUT AND SCALE

The use of the accommodation will be for domestic use. The proposal has been described above. This is to carry out the necessary improvements proposed by the applicant.

The aesthetics correspond with the existing property, with gabled walls and pitched roof structure and window openings in locations that enhance the proposals.

The proposals will have no overbearing effect on other properties, as it has sufficient distance from the properties.

It is proposed to match the material palette of the existing property, with facing brickwork, roof tiles and upvc windows.

3.2 LANDSCAPING AND APPEARANCE

The landscaping is already established. No Arboricultural Statement is required.

3.3 SUSTAINABILITY

Sustainability issues are enveloped in the fact that the existing property is being maintained.
All materials will be locally sourced where possible. Rainwater recycling is already being used with the use of a water collecting barrel and is used for landscape maintenance.

3.4 DRAINAGE

There is no additional loading on to the existing storm drainage system as the proposals sit over the existing ground floor accommodation which connects into the existing drainage system.

4. Access

4.1 GENERAL

The proposals improve access into the property.

4.2 TRANSPORT/CAR PARKING

The proposed use will provide the following facilities:

Parking spaces in front of the property will be maintained.

As well as parking provisions the site is close by to regular public transport bus routes. These are within a short walk and provide access to nearby towns.

Heritage Statement

1.Introduction

The existing property was constructed in the 1970's. it is detached and has an ample garden, within the conservation area of Kirk Langley.

There is a broad mixture of property styles within the conservation area, which give an interesting vista from the highway.

The proposals to the application property are within the side curtilage, the property is accessed from a courtyard type enclosure serving three properties only, with screening on the boundaries, so it is predominantly concealed from the roadside.

2. Impact of Proposals

The proposed works are detailed within the design part of this statement together with the application drawings.

It is felt that the proposals will have no effect on the assets of the local area. In fact, it is felt the proposals will provide a positive effect, with the design proposed.

These works will be completed within a suitable time period and therefore disturbance to the property will be minimal.

Conclusion to Design & Heritage Statement

The historical importance of the conservation area has been assessed when forming this application.

These proposals are fully detailed on the application drawings and will improve the client's family life, should permission be granted.

The proposals have addressed the aesthetics and the setting of the dwelling together with its location within a designated conservation area.

Photos

EXISTING FRONT ELEVATION OF THE PROPERTY



EXISTING SIDE ELEVATION OF THE PROPERTY



EXISTING REAR ELEVATION OF THE PROPERTY

